

**Town of Sunset Beach
Planning Board Meeting
October 16, 2014**

MINUTES

Members Present: Carol Santavicca, Chairwoman; Tom Vincenz, Vice-Chairman; Members Sybil Kesterson, Noelle Kehrberg, and Bob Tone

Members absent: Member Len Steiner

Staff Present: Susan Parker Town/UDO Administrator, Randy Walters, Building Inspector and Lisa Anglin, Planning Board Secretary

Chairwoman Santavicca called the meeting to order and called for draft agenda amendments.

Draft Agenda Changes

The Board reached a consensus to add an update from the Green Growth Workshop and a Landscaping Yard Maintenance Requirements discussion to the agenda.

Green Growth Toolbox Workshop

The Green Growth Toolbox Workshop was held on September 26, 2014 at Fire Station 1. The workshop was developed by the NC Wildlife Resources Commission and is a tool that contains recommendations about conserving priority wildlife habitats through land use planning methods. A handbook was distributed that details priority wildlife habitats and GIS map layers. Tax credits and grant opportunities are available.

FEMA Map Presentation

Randy Walters did a presentation of the preliminary FEMA Flood Maps showing that the new map is better for most parts of Sunset Beach and worse for only a few sections. Walters advised that FEMA will hold public hearings followed by a 90 day review for appeals. Afterwards the Town will have six months to adopt the new maps. Walters advised that no height restriction regulations need to be amended at this time.

Plan Review - 413 27th Street Condominium Unit and 423 27th Street Condominium Unit

Randy Walters advised that the Technical Review Committee (TRC) is recommending approval of the 413 & 423 27th Street Condominium Unit plans as presented. Walters advised these plans are a mirror image of the condominiums structures that are there now with the exception that these plans include more landscaping and will have elevators. Walters advised that stormwater

Plan Review - 413 27th Street Condominium Unit and 423 27th Street Condominium Unit (Cont.)

system will be maintained by the HOA and is referenced in the covenants. The Board questioned why the Building Inspections Department applied Landscaping Article 10.05 instead of 10.01. Waters advised the Department determined that 10.01 regulations are for large projects situated on multi-acre tracts of land not one individual lot.

VICE-CHAIRMAN VINCENZ MADE A MOTION TO APPROVE THE 413 AND 423 27TH STREET CONDOMINIUM UNIT PLANS AS PRESENTED. MEMBER KEHRBERG SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE. MEMBER KEHRBERG, CHAIRWOMAN SANTAVICCA AND VICE-CHAIRMAN VINCENZ VOTED YES. MEMBER KESTERSON VOTED NO. THE MOTION CARRIED BY MAJORITY VOTE.

Consideration of Recommendation to Council of Planning Board Member to Serve on the Technical Review Committee (TRC)

MEMBER KEHRBERG MADE A MOTION TO RECOMMEND TO THE TOWN COUNCIL THAT MEMBER BOB TONE BE APPOINTED TO THE TRC COMMITTEE. MEMBER KESTERSON SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY UNANIMOUS VOTE.

Discussion of Article 10 Landscaping, and UDO Amendments of 06-02-14 pertaining to Article 10

The Board reviewed Article 10 and agreed that additional clarification and definitions should be included. The Board reached a consensus to review Article 10 individually and forward comments to Walters for inclusion consideration by the Board.

Landscaping – Yard Maintenance Requirements Discussion

The Board briefly discussed regular yard maintenance and enforcement. Susan Parker advised that maintenance is a part of Chapter 93 Health and Sanitation; Nuisances of the Town General Regulations Code. Parker advised that municipalities do not have the authority to regulate aesthetics; however a POA/HOA does.

Public Comments

Sue Weddle 706 North Shore Drive – Commented that the preliminary flood maps are the recommendations of North Carolina and that FEMA will do the calculations and have the final decisions concerning the new maps.

Public Comments (Cont.)

Charles Nern 647 Oyster Bay Drive – Comment about the yard maintenance regulations and advised that a Town letter concerning yard maintenance regulations sent to a property owner did make a difference and the yard was cleaned.

VICE-CHAIRMAN VINCENZ MADE A MOTION TO ADJOURN THE OCTOBER 16, 2014 RETREAT MEETING. MEMBER KESTERSON SECONDED THE MOTION. CHAIRWOMAN SANTAVICCA CALLED FOR A VOTE AND THE MOTION CARRIED BY A UNANIMOUS VOTE.

Town of Sunset Beach
Planning Board

Carol Santavicca, Chairwoman

Submitted by:

Lisa Anglin, Planning Board Secretary